

## Historic District Review Committee

### Staff Report

Date of Meeting: October 17, 2011

CAAM2011-0003

Historic District: Goose Creek

Project Planner: Lauren Murphy

### Action Item

**CAAM2011-0003 David & Lisa Marvil: Amendments to CAPP2011-0016 for New Residential Construction. PIN #492-36-1990.**

### Background

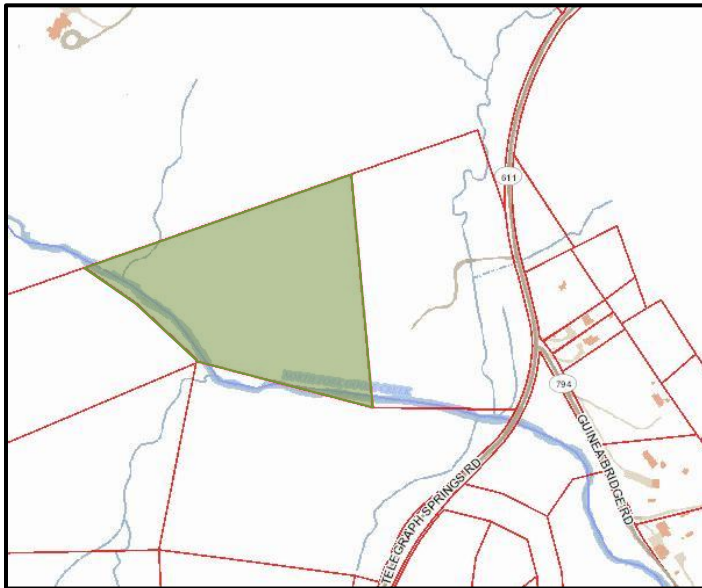


Figure 1: Subject Property, 18917 Telegraph Springs Road

The subject property is a vacant 12.61 acre parcel located west of Telegraph Springs Road in the Goose Creek Historic District. The property represents the southwestern boundary of the Historic District. The adjacent 14.82 parcel to the east of the subject property is also owned by the applicant and is also vacant.

The HDRC approved a single-family dwelling on the subject property in 2010 (CAPP2010-0021). The applicant redesigned the house after changing contractors a new

Certificate of Appropriateness was approved at the September 12,

2011 meeting. The HDRC approved the construction of a new house on the property under CAPP2011-0016 with the following conditions:

1. That the window dimensions are consistent with the drawings except the master bathroom window on the rear elevation which will be consistent with all other 2<sup>nd</sup> floor windows on the rear elevation;
2. That the foundation is parged or veneered in stone or brick;
3. That the standing seam metal roof will have no more than 1 ½ inch seams and a panel width of 17 inches;
4. That the French doors on all elevations will have eight simulated divided lights and the windows will be four-over-four (still with simulated divided lights).

After consultation with their contractor, the applicants seek to amend the approved CAPP. There are two specific changes in the proposed amendment: in order 1) The use of 21-inch metal pans instead of 17 inch pans as specified in Condition #3 of the CAPP; 2) Use two over two windows on the rear elevation instead of the four over four window pattern approved with the CAPP.

Based on the zoning referral dated August 31, 2011, there are no zoning issues with this application.

### **Analysis**

This application is evaluated under the Historic District Guidelines: Goose Creek ("Goose Creek Guidelines" or "Guidelines"), Chapter 4, *Guidelines for New Construction*.

**The HDRC approved CAPP2011-0016 at the September 12, 2011 meeting. This analysis evaluates only the proposed changes submitted by the applicants under CAAM 2011-0003.**

#### **A. Roof Material:**

Traditional roofing materials, such as standing seam metal, are the preference of the Guidelines (Goose Creek Guidelines, *Guidelines for New Construction: Roof Form and Materials*, page 66, Guidelines 1 - 3). The proposed house has a twelve-in-twelve roof pitch over the main block, which is consistent with the Guidelines. All roofing remains standing seam metal.

At the last meeting, the HDRC approved CAPP2011-0016 with a condition that the roof panels would be 17 inches wide (in order to be consistent with CAPP2010-0021 issued for this property last year). The applicant desires to use 21 inch panels instead. The Guidelines do not specify panel width. Given that the house is not visible from the public right-of-way, the enlarged pan width will not have a negative visual impact on the District. Staff notes that the condition regarding the height of the seams would remain in place, requiring seams between 1 ¼ inches and 1 ½ inches tall.

#### **B. Windows:**

At the September 12, 2011 meeting, the applicant requested four-over-four simulated divided lites for all double hung windows. As the windows on the rear elevation are smaller than the front and sides, this pattern creates a visually incongruent fenestration with windows that appear out of proportion (see rear elevation, option A in your packets). To address this, the applicants propose two-over-two windows on the rear elevation (see rear elevation, option B in your packets). All other elevations would retain the four-over-four fenestration approved at the last meeting.

The two-over-two double hung window style is a typical style found throughout the Goose Creek District and is more in keeping with the character of the District than the previously approved four-over-four windows which are not indicated in the Guidelines as

a common style (Goose Creek Guidelines, Guidelines for New Construction, Doors, Windows and Shutters, page 70, graphic). While staff would typically advocate the use of the same window style on all elevations of the dwelling, in this case, the house will be not be visible from any public right of way or adjacent dwellings. Therefore, the proposed change in window design on the rear elevation, while not traditional, will not have a negative visual impact on the historic district.

### Findings

1. Because the application is for new construction that will not be visible from the public right of way or visible from, or adjacent to, existing historic structures, the use of 21 inch metal roof pans is consistent with the intent of the Guidelines for roof form and material.
2. The proposed two-over-two window style on the rear elevation represents a more traditional window design which is consistent with the Guidelines for windows. The use of differing window patterns and designs on the front and rear elevations is not typical of historic buildings in the District. However, the application is for new construction that will not be visible from the public right of way or visible from, or adjacent to, existing historic structures, the use of two over two windows on the rear elevation is generally consistent with the Guidelines.

### Recommendation

Staff recommends approval of the application as submitted.

### Suggested Motions

1. *I move that the Historic District Review Committee approve Certificate of Appropriateness Amendment 2011-0003 for the property located at 18917 Telegraph Springs Road in accordance with the Loudoun County Historic District Guidelines for the Goose Creek Historic and Cultural Conservation District based on the findings included on page 3 of the staff report dated October 17, 2011 as submitted.*
2. *I move that the Historic District Review Committee approve Certificate of Appropriateness Amendment 2011-0003 for the property located at 18917 Telegraph Springs Road in accordance with the Loudoun County Historic District Guidelines for the Goose Creek Historic and Cultural Conservation District based on the findings included on page 3 of the staff report dated October 17, 2011 with the following conditions ...*
3. *Any alternative motion ...*